

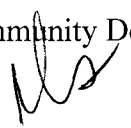


BUDGET MEMO # 28

DATE: April 17, 2013

TO: The Honorable Mayor and Members of the City Council

FROM: David Hudson, Director, Community Development and Planning

THROUGH: Robert Sisson, City Manager 

SUBJECT: Redeployment of Community Development and Planning Resources

At its most recent meeting, the City Council asked for a scenario to be prepared in which existing resources within Community Development and Planning could be redeployed in a manner that will add to the City's Economic Development efforts.

The best opportunity to "create" additional capacity is to examine the array of land use approvals that are required under the City's existing Zoning regimen, and eliminate the requirement for City Council (or other boards) approvals for some of the relatively mundane requests. To that end, the City Council may wish to examine the following representative types of actions, which are required under the City Code, but not under the Code of Virginia:

- Special Use Permits for delivery (pizza, etc.)
- Special Use Permits for drive-through lanes (banks, pharmacy, restaurants)
- Special Use Permits for City governmental uses, including changes to schools, that would involve other Council approvals (such as appropriation of funds)
- BAR approval of minor additions, paint colors, landscape features, certain signs, etc.
- Administrative waivers for commonly-occurring development issue in lieu of Special Exceptions

Through this effort to streamline the City's development requirements, it is possible that one full-time equivalent could be redeployed and used to support either the City's Economic Development efforts, or Redevelopment efforts (to facilitate the consolidation and redevelopment of portions of Fairfax Boulevard). The latter may be particularly necessary and timely, given the current unprecedented levels of serious interest in redevelopment in the City.

Because the land use actions listed above are required under the City's zoning regulations, amendments to those regulations would be required to implement these changes. The process to amend the regulations (independent of the planned comprehensive Zoning Ordinance rewrite) would require 4-5 months, at best.

If you have any questions, please contact me.